PLANNING 101Planning in Georgia and the Region Community Planning Institute Georgia Department of Community Affairs February 27, 2015 Vicki Taylor Lee, AICP

Slide 2

History - The Beginning

Distinct characteristics of urban planning from remains of ancient cities in the Indus Valley Civilization (in modern day northwestern India and Pakistan) lead archeologists to conclude that they are the carliest examples of deliberately planned and managed cities. The streets of many of these early cities were paved and laid out at right angles in a grid pattern, with a hierarchy of streets from major boulevards to residential alleys. Archaeological evidence suggests that many houses were laid out to protect from noise and enhance residential privacy; many also had their own water wells, probably for both sanitary and ritual purposes. These ancient cities were unique in that they often had drainage extrans—commisculation to a well remained to a manifestion.





Slide 3

History - The Beginning

 Many Central American civilizations also planned their cities, including sewage systems and running water.



History - The Beginning

- Traditionally, the Greek philosopher Hippodamus (5th century BC) is regarded as the first town planner and 'inventor' of the orthogonal urban layout. Aristotle called him 'the father of city planning', and until well into the 20th century, he was indeed regarded as such.
- The Hippodamian plan called for a neatly arranged, ordered, organized city, of lined up wide streets. Public space was to be clustered together in the center of the city. Shrines, theaters, operament buildings, market space, and the agona (a central space where athletic, political, artistic, and spiritual activity took place) were all to be close together in the center of the ctyl, enclosed by the grid of city streets. Sites for public space were allotted in advance, whereas prior to the Hippodamian plan, site allotment seemed to be done at another.

What remained of the city, after the placement of sites dedicated to public life and sacred space, was to be used for housing. Hippodamus is credited with creating this division of public, sacred, and private land and it is the earliest example of the practice we now know as zoning.

Aristotle's ridicule of Hippodamus, which appears in his Politics 2.8, is perhaps the first known example of a criticism of urban planning.

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Slide 6

History - Georgia

Savannah

- Founded in 1733

 - Oldest City in Georgia
 James Edward Oglethorpe
 Example of 18th Century town planning
- Savannah City Plan of 1734- Pattern of connected neighborhoods, squares and streets



History

"Fall Line" Cities

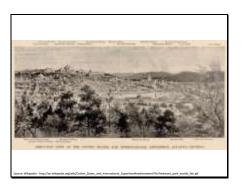
- AugustaMaconMilledgevilleColumbus

Atlanta

- Terminus and the railroads
- Civil War and reconstruction
- Cotton States Exposition (1895)



Slide 8



Slide 9

History

Two Georgias

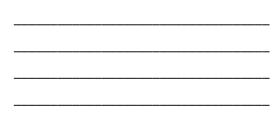
- Agricultural origins
- Agricultural origins
 Urban cities
 Growth was sudden and later than other states and regions
 Pattern of suburban sprawl

Home Rule State

Strong private property rights perspective and law



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History

1989 Georgia Planning Act (O.C.G.A. 45-12-200, et seq., and 50-8-1, et seq.) Legal foundation for community and regional planning in Georgia

"Coordinated and comprehensive planning by all levels of government within the State of Georgia is of vital importance to the state and its citizens. The state has an essential public interest in promoting, developing, sustaining and assisting coordinated and comprehensive planning by all levels of government. This article is intended to provide for the coordination of planning, at the direction of the Governor, by department, agencies, commissions, and other institutions of the state, and this article shall be liberally construed to achieve that end."

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History

1989 Georgia Planning Act

(O.C.G.A. 45-12-200, et seq., and 50-8-1, et seq.)

- Followed upon similar legislation in Florida
 Required local, comprehensive planning under rules managed by the Georgia Department of Community Affairs (DCA)
- Intended as a "bottom up" planning approach (local to regional to state)
- Plans must be updated every 10 years

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History

Zoning Procedures Law

(O.C.G.A §§ 36-66-1 through 36-66-6)

- Establishes minimum procedures for zoning decisions in the State of Georgia
- Defines and outlines the following:
 - Adoption of zoning ordinance
 Rezoning of property

 - Zoning hearing procedures
 Zoning proposal review procedures

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Community Planning

"A process that seeks to engage all members of the community to create a more prosperous, convenient, equitable, healthy, and attractive places for present and future generations"

-American

Planning

Association

One of the fundamental responsibilities of local government is planning for land use and the future growth and development of the community.

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Why Plan?

Effective planning ensures that future development will occur where, when, and how the community and local governments want. Planning should:

- · Help to preserve and improve quality of life
- Give a vision, clearly stated and shared, that describes the desired future of the community
- Protect private property rights
- Strategically address and support community needs such as economic development, land use, and the environment through collective action
- Coordinate local, regional, and state decision-making and allocation of resources

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The Plan Belongs to the Community

- Planning is all about balance among competing interests and almost always involves difficult trade-offs.
- Trade-ons.

 The challenge is to capture in words, maps, and illustrations the future envisioned by the community's citizens, as well as make those difficult trade-offs along the way.
- Every day citizens as well as elected and appointed officials and the development community must be a part of the process to create the plan.

Slide 16	Three Questions Guide the Planning	
	Process	
	What do you have?	
	What do you want?	
	what do you want:	
	How will you get it?	
Slide 17	Why Plan?	
	,	
	"He who fails to plan is planning to fail."	
	-Winston Churchill	
Slide 18]
	Why Plan?	
	"If you don't know where you are going, you'll end up someplace else."	
	- Yogi Berra	

Slide 19	Why Plan? "Everybody has plan until they get punched in the face." - Mike Tyson	
Slide 20	What happens if we don't Plan? - Sprawl Disjointed, sprawling development patterns - sprawl is an uncontrolled expansion of auto-oriented, low density development resulting in: 1. Traffic - an abundance of low-density housing puts a tremendature and the state of	
Slide 21	What happens if we don't Plan? Incompatible Land Use There are two primary purposes for zoning: 1. to facilitate planning and land development on a community-wide basis; and 2. to reduce disputes between landowners by keeping conflicting land uses separate. By ensuring predictability in land use, zoning helps maintain property values. No zoning of land could mean you can have day care facilities next to a tattoo parlor or loxury apartments next to junk yards. Perhaps an all night convenience stores next to single family residential and schools next to manufacturing plants.	

What happens if we don't Plan?

- "Quality of Life" may occur within single developments, but not likely to occur across multiple properties or districts
- Poor provision and utilization of infrastructure (cities chasing development through inefficient means)
- Traffic
- Harm to environmentally sensitive areas and resources
- Inefficient, more costly allocation of resources

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Slide 24

Planning's "Alphabet Soup"

DCA- Georgia Department of Community Affairs

RC- Regional Commissions
ARC- Atlanta Regional Commission

MNGWPD- Metropolitan North Georgia Water Planning

Dist.

GRTA- Georgia Regional Transportation Authority

GPA- Georgia Planning Association

APA- American Planning Association

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Georgia Department of Community Affairs (DCA)

"Promotes and implements community and economic development, local government assistance, and safe and affordable housing programs."

- DCA oversees local government planning
- Administers local planning requirements
- Provides plan reviews and assistance in coordination with regional commissions
- Oversees Qualified Local Government (QLG) status
- Recently modified state planning regulations (resulting from SB 86 in 2011-12)

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Georgia Department of Community Affairs (DCA)



Minimum standards for Local Comprehensive Planning

- · Three required elements

 - Community Goals
 Needs and Opportunities
 Community Work Program
- Other potential elements (based on tiers or needs)

 - Capital Improvements
 Economic Development

 - Land Use
 Transportation
 Housing

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Georgia Department of Community Affairs (DCA)



Coordinated Service Delivery Act (HB 489)

- Adopted by General Assembly in 1995
- Each county and its cities must coordinate delivery of
- public services

 Avoids duplication
- Increases coordination
- Gwinnett County lawsuit, settled in 2012

Regional Commissions (RC)

- Originally Area Planning and Development Commissions (APDCs) in the 1960s
- Became Regional Development Centers (RDCs) in 1989 Georgia Planning Act
- Renamed in 2009 to Regional Commissions as regions were redrawn and reduced from 16 to 12 regions
- Provide local assistance and coordinate regional planning initiatives within their area
- MPO- Metropolitan Planning Organization administers allotted federal transportation funds

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Slide 30

Atlanta Regional Commission (ARC)



"Regional planning and intergovernmental coordination agency for the 10-county area including Cherokee, Clayton, Cobb, Dekâlb, Douglas, Fayette, Fulton, Gwinnett, Henry, and Rockdale counties"

70 cities, 10 counties, 1 region

Guided by ARC Board and ARC Strategic Plan

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Atlanta Regional Commission (ARC)



- Provides regional data and forecasts
- Plan 2040 Regional Plan
- Livable Centers Initiative (LCI)
- Community Choices
- Environmental resource information/Green Communities
- · Local government training and resources
- Workforce Solutions
- Lifelong Communities and Aging in Place Programs

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Georgia Regional Transit Authority (GRTA)



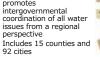
- Created by the Georgia General Assembly in 1999
 Addresses mobility and air quality "as the Governor's voice for strategic direction in transportation planning for Georgia's most populous region."
- 13 county-area for federal Clean Air Act non-attainment: Cherokee, Clayton, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Paulding, and Rockdale
 Operates Regional Commuter Transit service
- Manages Development of Regional Impact (DRI)
- · Bonds and High Occupancy Toll (HOT) lanes

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Metropolitan North G Water Planning Distr

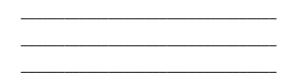






- Watershed Management Plan
- Stream and stream

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Manager Hart Strange Plan Face Company	A GRAND



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Georgia Planning Associati (GPA)

- Mission Statement

 The purpose of the Chapter shall be to encourage, promote and assist physical, economic, and human resources planning within the State of Georgia and to further the purposes of the American Planning Association, including but not limited to the following:
- numeu on the tonowing:
 To provide for the exchange of ideas and to disseminate information to public officials and others engaged in or interested in planning and community development;
 To foster meetings, conferences, and educational programs relating to planning and development.

- and development;

 To promote and support research and publications relating to planning and development and other pertinent subjects;

 To develop programs for the examination and continuing education of professional planners;

 To otherwise promote understanding, cooperation, coordination, and support necessary for progressive planning and development throughout the State of Georgia.

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Georgia Planning Association (GPA)



- The Georgia Planning Association (GPA) is an official Chapter of the American Planning Association (APA).

 A 1,100-plus member organization of professional planners and planning officials who serve Georgia's communities in many ways, at all levels of government, the private sector and not-for-profit organizations.

 The GPA provides a place where planners can share their expertise and ideas with policymakers and the general public for the benefit of Georgia and its citizens.
- GPA has provided resources and services to planners and communities for more than three decades.
- Georgia is among the more progressive states in the U.S., given its state mandate to develop local and regional comprehensive plans. The Georgia Planning Act of 1989 has served the state well to establish a basis of community planning

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American Planning Association (APA)



APA is an independent, not-for-profit educational organization that provides leadership in the development of vital communities by advocating excellence in planning, promoting education and citizen empowerment, and providing the tools and support necessary to meet the challenges of growth and change. They are the leaders of a planning movement. APA champions planning excellence that addresses economic, environmental, and equity issues, and provides technical support in the property provides in the control of th

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	With all these folks involved how do we get anything done?	_	 	
	Let's talk about implementation!	_	 	
		_		
		_	 	
38	Elected Officials	_	 	
	State- General Assembly	_		
	State- General Assembly County- Board of Commissioners City- Mayor and City Council			
		_	 	
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30				
39	Elected Officials	_		
39	Legislative Actions: • Adoption of Comprehensive Plans	_		
39	Legislative Actions:	_ _ _		
39	Legislative Actions: • Adoption of Comprehensive Plans • Adoption of ordinances	- - -		
39	Legislative Actions: Adoption of Comprehensive Plans Adoption of ordinances Zoning amendments Special permits, uses, and exceptions Budgetary authority Responsibilities: Policymaking	_ _ _ _		
39	Legislative Actions:			

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Appointed Boards & Commissions

Planning Commission

- Appointed by elected officials in an advisory role
- Review, hear, and deliberate upon local zoning applications
- Conduct public hearings and makes recommendations
- Review policy (zoning and comprehensive plan) changes
- Advocate for planning, the local comprehensive plan, and consistent decision-making

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Appointed Boards & Commissions

Zoning Board of Appeals (ZBA, BZA, ZRB, Etc.)

- Appointed by elected officials
- Decision-making body for variances and administrative appeals
- Quasi-judicial actions
- Appeals are to Georgia Superior Court

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Appointed Boards & Commissions

Design Review Boards (DRB) or Historic Preservation Board

- Typically advisory boards appointed by elected officials
- Usually for a defined geographic areaShould be provided a clear set of guidelines and standards to follow and administer
- Some may require special qualifications or training (architecture, engineering, historic preservation, etc.)
 Often provide a "certificate of appropriateness" or
- recommendation for approval or denial to City Council or County Commission

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Appointed Boards & Commissions

Community Councils or Neighborhood Planning Units (NPU)

- Somewhat unique terminology to Georgia and the Atlanta region
- Atlanta region

 Neighborhood or geographic based citizen advisory boards
- Provide an opportunity to review and provide recommendations to boards or commissions
- Mechanism for citizen involvement and grass roots participation

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Role of Local Staff

- Administer and enforce the code
- Provide full and accurate information to landowners, developers, boards, and commissions
- Recommendations based on fact
- Administrative Permits

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American Institute of Certified Planners (AICP)

- Certified planning professionals
- Must meet education and experience requirements
- Pass a written test and maintain certification through "continuing education credits"
- Are held to a higher professional standard through the AICP Code of Ethics and Professional Conduct

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The Bottom Line

- Plans are a guide, codes are the law
- Staff, Boards and Commissions must be:
 - objective
 - consistent
 - rely upon plans, codes, and the facts
- Work Sessions vs. Hearings
- Plans and Codes are living, evolving documents and must adjust to changing conditions
- Implementation and Enforcement are vital

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PLANNING 101-Planning in Georgia and the Region

- Discussion
- Questions

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PLANNING 101-A Georgia and Atlanta Region Overview

> Vicki Taylor Lee, AICP GPA Director-at-Large Zoning Administrator Cherokee County, Georgia wtaylor@cherokeega.com
